



QUADRANT

7,187 - 24,952 SQ FT OF OFFICE SPACE AVAILABLE

55-57 HIGH STREET ■ WINDSOR ■ SL4 1LP



A CONTEMPORARY FOUR STOREY OFFICE BUILDING LOCATED IN CENTRAL WINDSOR

The property has an attractive frontage, which is mix of an historic, Grade II listed building with a modern, contemporary extension; showcasing an impressive full-height glazed atrium reception together with recently refurbished office space to Cat A standard.

The property also benefits from dedicated and secure on-site basement car parking with 2 Electric Vehicle charging points and an available storeroom.

Current availability comprises of refurbished first floor open-plan offices of 8,893 sq ft including adjoining annexed board room and lounge areas of 1,143 sq ft.

Additionally, there is also a further 8,872 sq ft on the 2nd floor and 7,187 sq ft on the 3rd floor both of which can be refurbished if required.





**HIGH QUALITY
OPEN-PLAN
OFFICE FLOOR PLATES
FILLED WITH
NATURAL LIGHT**





**IMPRESSIVE
FULL-HEIGHT
GLAZED ATRIUM**



7,187 - 24,952 SQ FT AVAILABLE.

THE 1ST FLOOR OFFERS 8,893 SQ FT OF FULLY REFURBISHED, CAT A OFFICE SPACE.

THE 2ND & 3RD FLOORS PROVIDE AN ADDITIONAL 14,937 SQ FT AND CAN BE REFURBISHED TO A GRADE A STANDARD.



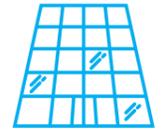
FOUR PIPE FAN COIL AIR CONDITIONING



RECENT CAT A REFURBISHMENT (1ST FLOOR)



EPC RATING B(42)



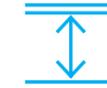
FULL-HEIGHTED GLASS ATRIUM



PARKING RATIO 1:741 SQ FT



2 ELECTRIC VEHICLE CHARGING POINTS



SUSPENDED CEILINGS



BOARDROOM AND LOUNGE ON 1ST FLOOR



2 X 10 PASSENGER LIFTS



SITUATED IN THE HEART OF WINDSOR



FULL ACCESSED RAISED FLOORS



STOREROOM AVAILABLE



1st floor offices



Q
QUADRANT

1st Floor Plan



CURRENT AVAILABILITY

(IPMS 3)

1st Floor	7,750 sq ft	720.0 sq m
Office Annexe (boardroom/ lounge)	1,143 sq ft	106.2 sq m
2nd Floor	8,872 sq ft	824.2 sq m
3rd Floor	7,187 sq ft	667.6 sq m
Total	24,952 sq ft	2,318 sq m



FANTASTIC,
CENTRAL LOCATION
IN THE MIDDLE OF
OLD WINDSOR







Entertainment

- 1 Windsor Guildhall & Museum
- 2 Theatre Royal
- 3 Library
- 4 Queen Mary's Dollhouse

Hotels

- 5 Castle Hotel
- 6 Central Macdonald Windsor Hotel
- 7 Garter Hotel and Spa
- 8 Travelodge
- 9 Sir Christopher Wren Hotel

Pubs

- 10 The Corner Ale & Cider House
- 11 The Two Brewers
- 12 The Queen Charlotte
- 13 The Prince Harry of Windsor
- 14 The Duchess of Cambridge
- 15 The Windlesora
- 16 The Boatman Riverside
- 17 The George Inn

Cafés/Restaurants

- 18 Clairmont's Coffee
- 19 Latino
- 20 Marco Pierre White Steakhouse
- 21 Caffè Nero
- 22 Tapas Revolution
- 23 Zizzi
- 24 Giggling Squid
- 25 The Real Greek
- 26 Craft Coffee House
- 27 Subway

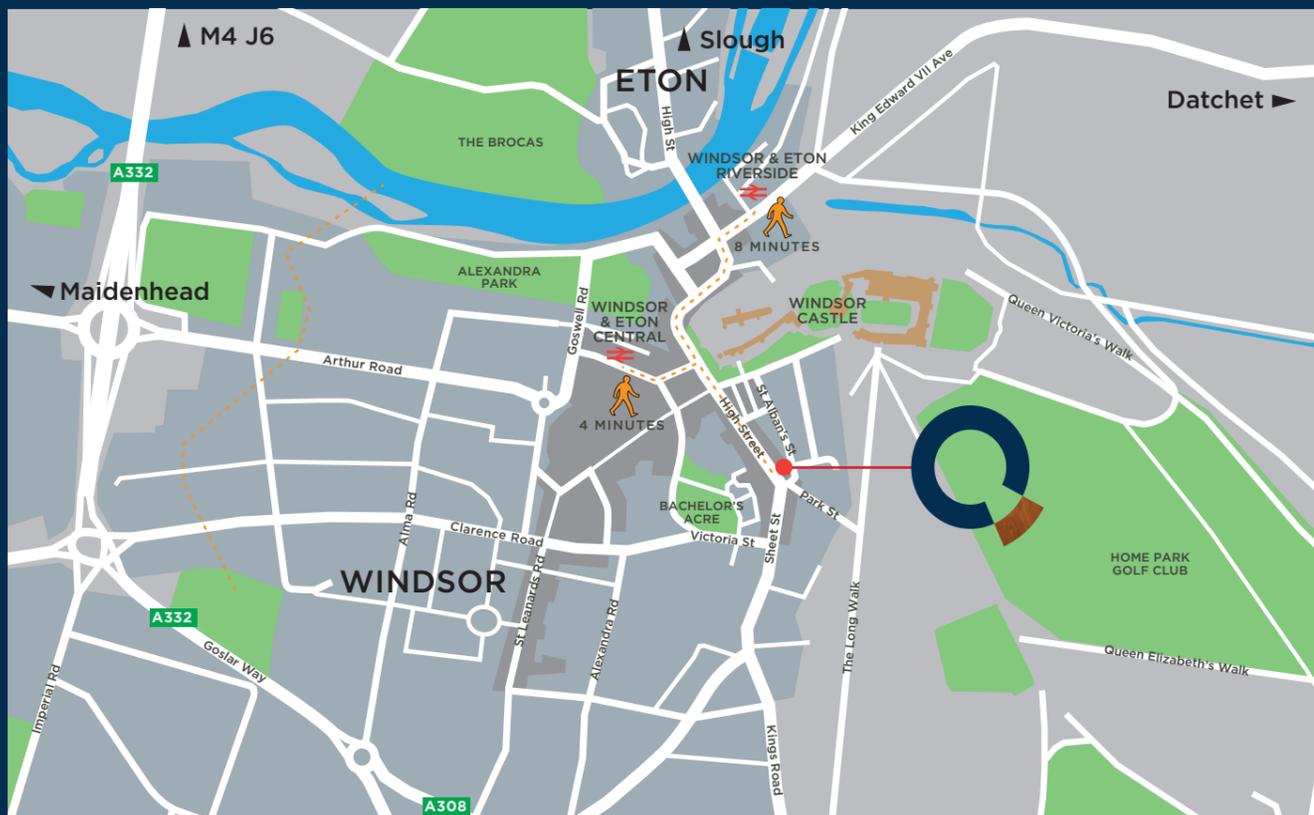
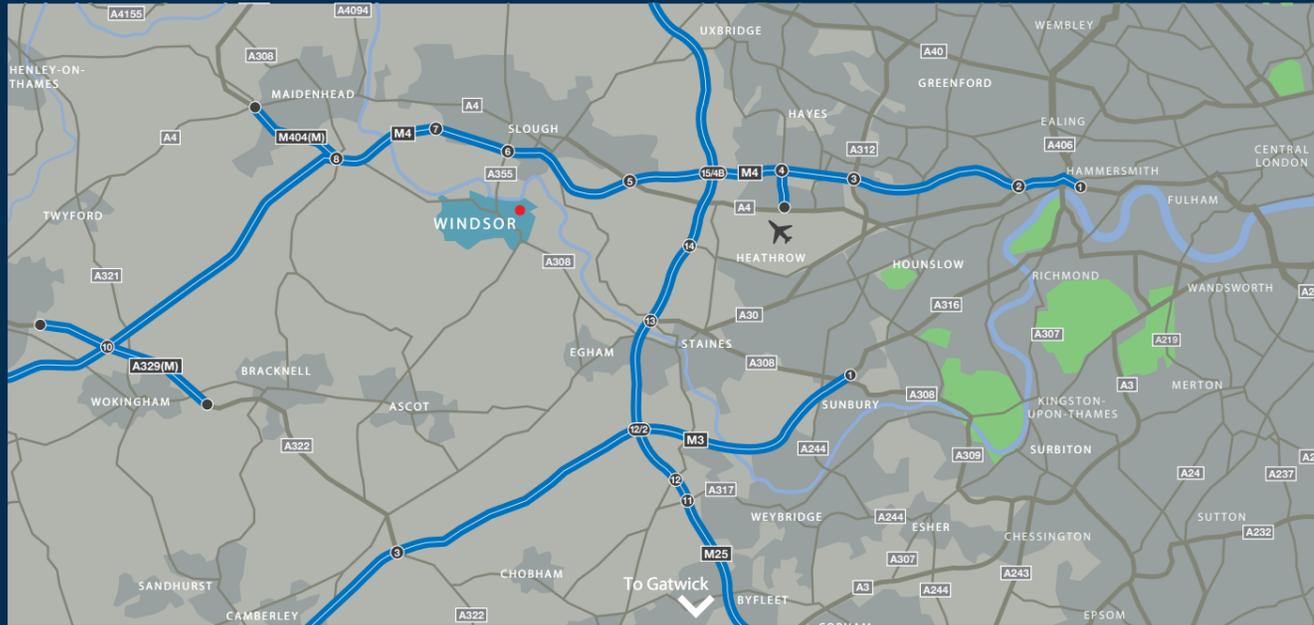
Shops/Gyms

- 28 Rev5
- 29 NatWest
- 30 Strong Vibes
- 31 Santander
- 32 Ryman Stationery
- 33 Lush
- 34 Metro Bank
- 35 Trespass
- 36 Superdrug
- 37 M&S
- 38 Zara
- 39 Post Office
- 40 Windsor Royal Shopping
- 41 Windsor Yards





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WINDSOR

Windsor is home to some of the largest global companies such as Centrica, British Gas, Golfbreaks, Nintendo and Konami.

Excellent transport links, beautiful countryside and the proximity to Heathrow Airport, make Windsor with its iconic, historical beauty and country parks, a very desirable place to set up business, relocate or find employment.

The region has benefitted from the opening of Crossrail, which allows passengers from the Thames Valley easy access on one train all the way through central London, providing a direct link to a range of destinations, including the West End, the City and Canary Wharf.

12 miles west of Heathrow Airport, Windsor is at the centre of the UK's transport network. The airport, which operates about 475,000 flights a year serving 80.1 million passengers flying to 203 destinations in 84 countries, is the busiest airport in Europe.

COMMUNICATIONS	DRIVING		Miles	Minutes
	Windsor & Eton Central Station	0.5	4	
	M4 Junction 6	2.9	7	
	M25 Junction 15	8.3	14	
	Heathrow Airport	11.9	21	
	Henley-on-Thames	17	30	
	Central London	23	66	
	Ascot Racecourse	6	12	
	TRAIN		Minutes	
	London Paddington (From Windsor & Eton Central)		28	
London Waterloo (From Windsor & Eton Riverside)		58		

TERMS

Available by way of a full repairing and insuring lease direct from the Landlord on terms to be agreed.

VIEWING

Strictly by appointment with the agents.



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